

Planning & Zoning Commission Minutes  
September 13, 2022

**In Attendance:**

**Commission:** Trudy Dils, Twyla Cordry, Yvonne Reeves-Chong, Cecil Davis, Robert Hyatt, Jerry Brown

**City Staff:** John Doyle, Miriam Jones, Nathan Carmon

**Guests:** Angie Gable, Mark Rowden, Caleb Rowden, Glyndon Lee, Ben Borchardt, Susan Borchardt, Yvonne Rosario-Viera, Carmen Viera, Robert Baker, Heather Frabel, Anthony Harold

- 1. Call to Order** – Twyla Cordry called the meeting to order at 5:30 p.m. A quorum was present.
- 2. Approval of Minutes** – Twyla Cordry put forth the meeting minutes from August 9, 2022, for approval. Jerry Brown made the motion to approve the minutes. Motion was seconded by Yvonne Reeves-Chong. The motion passed unanimously.
- 3. Open Public Hearing- Conditional Use Permit**– The public hearing was opened at 5:31 p.m. to consider a conditional use permit request to allow chickens on property located at 106 Lincoln Lane, Waynesville, Missouri 65583. Heather Frabel resident at 106 Lincoln Lane is requesting to have chickens on her property due to the eggs being her daughter’s main source of protein. The chicken coop is located in between her property and neighbor James Lynch. Mr. Lynch cleared out an area on his property so that chicken coop could be placed there so he could watch the chickens. Letter provided from Mr. Lynch stating that he enjoys watching the chickens and votes that the chickens get to stay. Discussion between committee and Nathan Carmon regarding chicken coop on Mr. Lynch’s property. If the chicken coop is on his property, then shouldn’t he be the one to apply for the conditional use permit. Mrs. Frabel said she will move the chicken coop because she doesn’t want Mr. Lynch to have to go through the process of applying for the permit. Mrs. Frabel stated that she keeps the chickens secure. She has ten hens, got rid of roosters so that she wouldn’t be a nuisance to her neighbors. Yvonne Reeves-Chong asked how long have you had the chickens? Mrs. Frabel said two years. Twyla Cordry asked if she has had any complaints. Mrs. Frabel stated no. Nathan Carmon stated that the reason he found out about the chickens is because real estate agent that was selling house across the street reported the chickens. Ben Borchardt resident at 107 Lincoln Lane stated that he just recently moved here and into the house across the street and him and his wife have no issues with the chickens. They owned chickens in Virginia. Trudy Dils asked who cleans up after chickens. Mrs. Frabel stated that she does and compost waste for flower beds.
- 4. Close Public Hearing** – With no further comments from citizens, Twyla Cordry closed Public Hearing at 5:56 p.m. After further discussion from committee on stipulations, Cecil Davis made a motion to send conditional use request to City Council with discussed conditions in permit. Not to exceed ten hens, placement of chicken coop must be in the back of property, chickens must be confined and disposal of waste not to go into landfill. Robert Hyatt seconded the motion. Jerry Brown opposed motion. All others in favor. Motion passes.
- 5. Open Public Hearing-** The public hearing was opened at 6:02 p.m. to consider a rezoning request from R-1 to R-2 for Phase 2 of Pinnacle at the Summit. John Doyle stated that this particular piece of the Summit was visited a few years ago and was rezoned from A-1 to R-1. However, was just brought to his attention today around 2:30 p.m. from a past owner of this property that it wasn’t zoned A-1 it was zoned as a multifamily R-3 when subdivision was annexed into city. After some extensive research all documents found to include Ordinance 692 indicate that this portion of property was zoned from A-1 to R-3 in November 1989. The 2005 master plan of Summit also reflects same thing that everything is single family residential except

this area which shows that it is multifamily zoned. Twyla Cordry stated that she was not aware of this. Mr. Doyle stated he wasn't either until today. Cecil Davis questioned if we need to even have a public hearing since it is already zoned for R-3. Yvonne Reeves-Chong also questioned if we need to have one since he can already build what he is wanting to with the current zoning. Mr. Doyle stated the application is requesting R-2 so it would need to be rezoned from R-3 to R-2. Twyla Cordry stated need to rezone to R-2 to keep apartments from going in. Mark Rowden, developer discussed plans for Phase 2 of Pinnacle at the Summit. 94 single family homes, some have basements, homes will be rentals and will use property management company. Jerry Brown questioned the parking. Mark Rowden stated the plat covers required parking. Robert Baker resident at 110 Summit Pass stated that there is not enough road to handle traffic. He is concerned with traffic flow and speeding. Cecil Davis discussed the entrance and exit issues and it will be something that will have to be addressed. Yvonne Rosario-Viera resident at 204 Majestic is very concerned with the speeding. Has two kids that she can't even let play outside because of the traffic speeding through. Concerned for the safety of her children. Anthony Harold resident at 101 Summit Pass would like to know if a traffic study has been done. Mr. Harold sees construction vehicles going way too fast. Concerned about the traffic speeding through. Would like to know results of traffic study if one has been done. Glendon Lee resident of 20575 Reporter Road stated he is retired and sits out front of his house with handheld speed radar and has clocked people going at 65 down Swedebourg. A lot of pedestrian traffic goes up and down road and someone is going to get hit. Speeding is a big issue. Mr. Lee stated that at one time the police set speed trailer out and it seemed to help. Would like that done again. Mr. Lee stated there is not enough service from cops in area. Mr. Lee is also concerned about flooding when all the land is cleared out for the new development. Water can travel faster when nothing on land. All for progress but not sure if this is the right place. Nathan Carmon stated developer has land disturbance permit.

6. **Close Public Hearing-** With no further comments from citizens, Twyla Cordry closed Public Hearing at 6:47 p.m. After further discussion from committee on the zoning of the property Yvonne Reeves-Chong made a motion to take the existing zoning from R-3 to R-2 to City Council subject to review and approval by attorney. Cecil Davis seconded the motion. All in favor. Motion passes.

With no further business, meeting adjourned at 7:01 p.m. Next meeting scheduled for October 11, 2022 at 5:30 p.m.